



# Offering Memorandum



## Prime Court St. Retail

2735 W COURT ST, PASCO, WA 99301

### PRESENTED BY:

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## PROPERTY SUMMARY

### PRIME COURT ST. RETAIL

2735 W COURT ST  
PASCO, WA 99301

#### OFFERING SUMMARY

LEASE RATE:	\$1,500.00 - 1,983.00 per month (NNN)
BUILDING SIZE:	14,822 SF
AVAILABLE SF:	1,046 - 2446 SF
SUITE A/AVAILABLE SF:	1,046 SF
SUITE F/AVAILABLE SF:	1,400 SF
LOT SIZE:	58,051 SF

### PROPERTY SUMMARY

Prime Pasco Retail for Lease. Located just off of the Court St. exit ramp from HWY 395, this location offers your business excellent visibility, high traffic and ample parking. Anchored by the Pasco Vision Clinic.



## PROPERTY HIGHLIGHTS

- Pylon Signage
- Excellent Visibility
- High Traffic Area
- Ample Parking
- Easy Accessibility





# SUITE A



# SUITE F



# LEASE SPACES

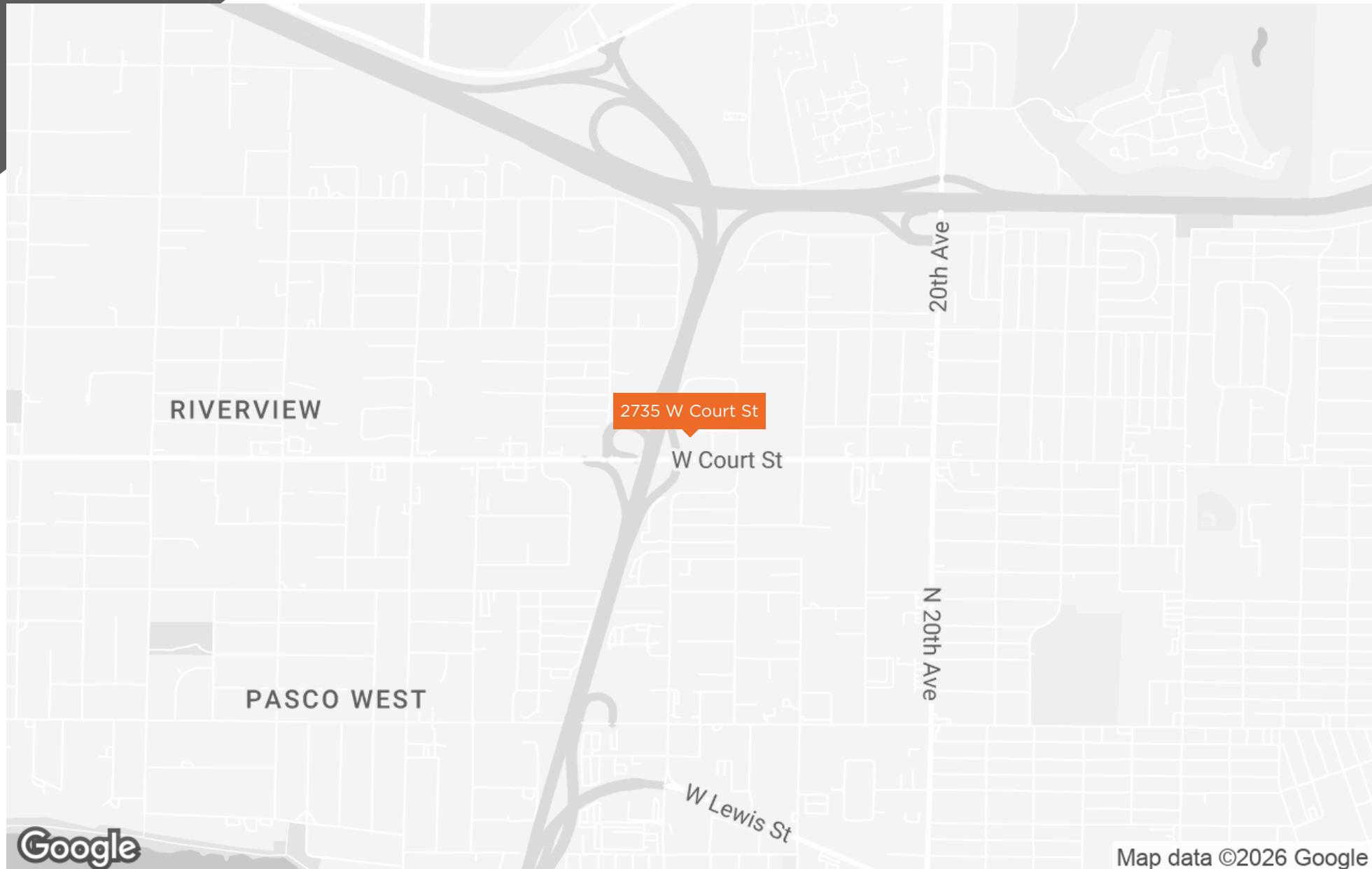
## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,046 - 1,400 SF	<b>LEASE RATE:</b>	\$1,500.00 - \$1,983.00 per month

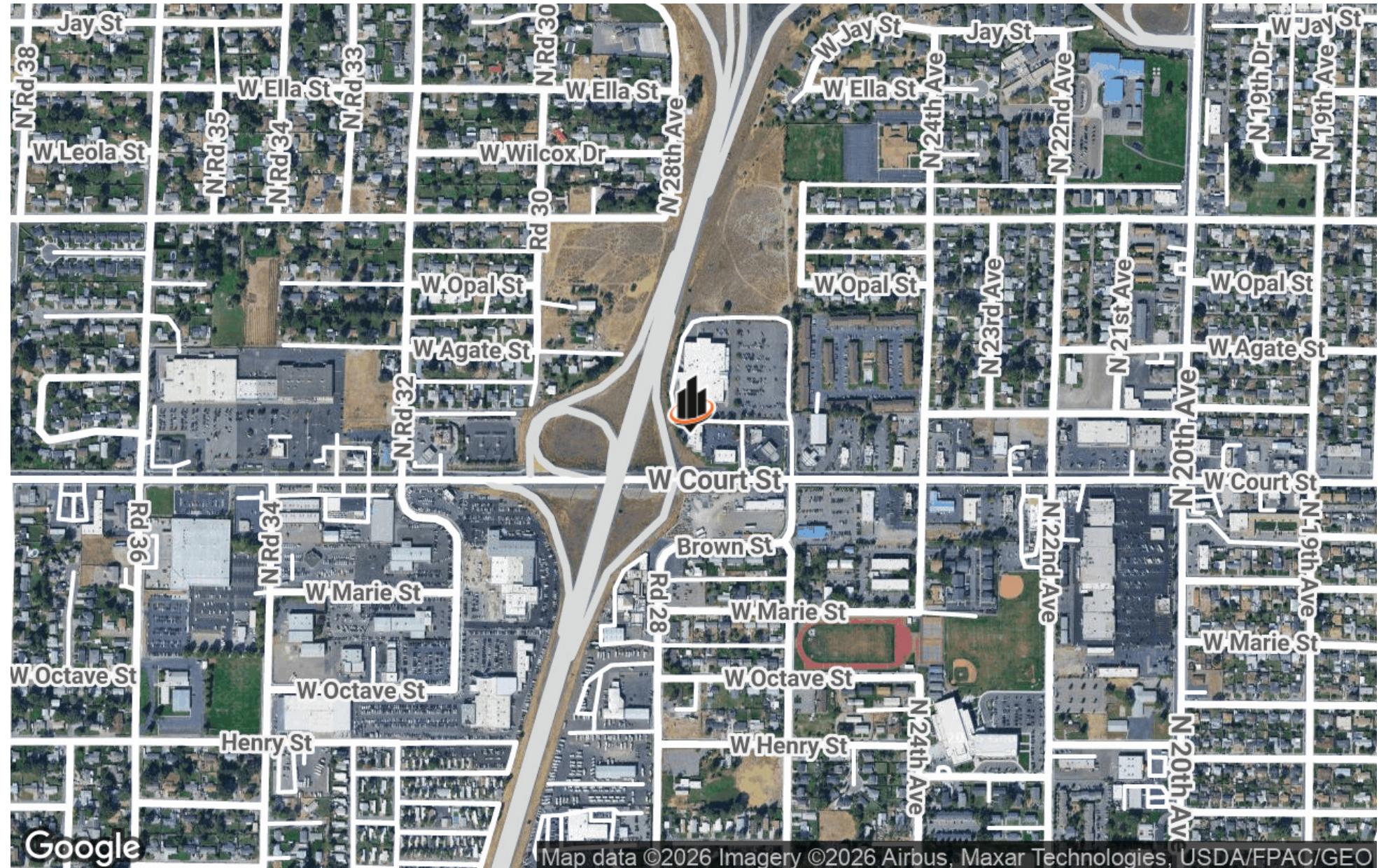
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,046 SF	NNN	\$1,500 per month	Former Credit Union space. This end-cap suite features a large open reception area, private office, breakroom/coffee bar area, restrooms and storage/utility room. High traffic location with excellent visibility, just off of the Court St exit ramp off of HWY 395. Ample parking and anchored by Pasco Vision Center.
Suite F	Available	1,400 SF	NNN	\$1,983 per month	Former Dental practice space. This end-cap suite features a reception and waiting area upon entrance, 6 patient exam rooms or offices, breakroom area, restrooms and storage/utility space. High traffic location with excellent visibility, just off of the Court St exit ramp off of HWY 395. Ample parking and anchored by Pasco Vision Center.

## REGIONAL MAP



# AERIAL MAP



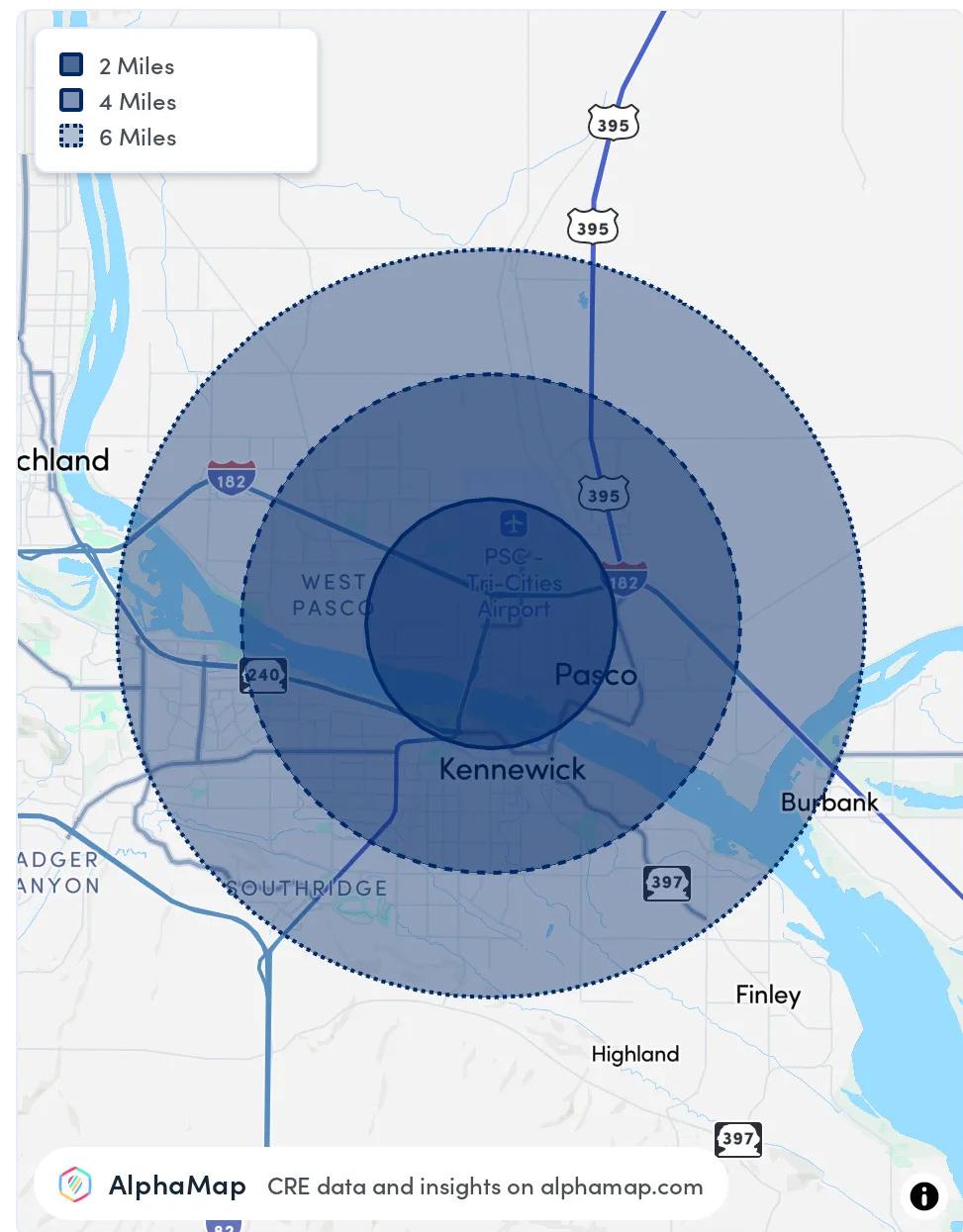
## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,351	68,795	152,493
<b>AVERAGE AGE</b>	34	34	35
<b>AVERAGE AGE (MALE)</b>	34	34	34
<b>AVERAGE AGE (FEMALE)</b>	35	35	36

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,278	21,865	50,667
<b>PERSONS PER HH</b>	3.1	3.1	3
<b>AVERAGE HH INCOME</b>	\$84,224	\$96,678	\$100,353
<b>AVERAGE HOUSE VALUE</b>	\$322,053	\$317,491	\$344,644
<b>PER CAPITA INCOME</b>	\$27,169	\$31,186	\$33,451

Map and demographics data derived from AlphaMap





## DISCLAIMER

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